



BEARSDEN
WALKERN



WELCOME TO BEARSDEN

Located just outside Stevenage on the outskirts of the quiet village of Walkern, is Manor Farm Barns.

Situated on a working farm, Bearsden is a contemporary barn conversion, oozing with character, creating a traditional feel. Picture vaulted ceilings, exposed beams, and an Inglenook fireplace.

Let's take a look inside...



FEEL UPLIFTED

An impressive open plan living space greets you, with a vaulted ceiling creating a stately home feel. The Inglenook fireplace is finished with exposed brickwork, lime mortar and has an electric Dimplex, wood effect burner.

With limestone flagstones underfoot, you need not worry about cold toes in the winter as there is under floor heating.





For a cosier setting, the solid oak staircase rises to a mezzanine, creating the perfect spot for yoga, reading or relaxing, taking in the exposed beams and giving a bird's-eye view to the lounge below.

BON APPÉTIT

Cook with confidence in this wonderful country style kitchen featuring a stainless-steel range oven, with a five-ring gas burner. Solid oak cabinetry includes space for pots and pans, with two glass display cabinets featuring spot lighting, and a large plate rack for all your finest crockery.

Enjoy watching wildlife from the porcelain sink, whilst washing up. For larger mealtimes, there is an integrated dishwasher to give a helping hand.







FORMAL DINING

Off the kitchen is the formal dining area with space to create your very own banquet for family and friends.

To the side, a boot room utility, has a sink area and space for a washing machine. Create your very own wine cellar, with the built in, solid oak wine display.



FAMILY TIME

An exposed brick wall welcomes you to this versatile reception room. The ideal space to create a cinema room, playroom, home office or guest bedroom, the possibilities are endless. Doors open out to the courtyard garden, bringing the outside in.

TIME FOR BED

The main bedroom has a light and lofty feel, again with a vaulted ceiling and beams galore. Large, fitted wardrobes offer lots of storage on the top and inside.

Off the bedroom is an en-suite shower room, with a shower cubicle and vanity sink.





Two additional bedrooms complete the sleeping quarters. Bedroom three can be accessed on the ground floor, with a separate three-piece shower room next door.



ULTIMATE RELAXATION

The main bathroom is delightful featuring a cast iron, rolltop bath. Grab your favourite bubbles or essential oils and indulge in ultimate relaxation.

GARDENS & PARKING



To the back, find your very own walled, courtyard garden, with shrub borders and raised decking areas.

To the front is a large wraparound lawn, with shingle borders and silver birch trees. Parking is offered on the driveway, and there is a double carport, half of which has been converted into secure storage.



ON YOUR DOORSTEP



A PINT

The White Lion is a friendly local pub at the heart of the community. A wonderful place to relax with family, friends, and well-behaved dogs. Enjoy the beer garden in the warmer months with live music events and a play area for children.



A GOOD WALK

Walkern has many routes to enjoy miles of the local countryside. Venture to nearby villages such as Ardeley, Cromer and Weston to name a few. For those with little legs, there is a ford walk (with plenty of ducks). An easy, everyday circular route around the village.



DINING OUT

Brewery Tearooms is the perfect spot for a slice of cake and cup of tea. This multiple award-winning tearoom, welcomes you with a warm and magical atmosphere offering freshly baked scones, light lunches and afternoon treats.



PUBLIC TRANSPORT

A 10-minute walk through the village brings you to Cherry Tree Rise where you can catch the number 384 bus to Stevenage or Hertford. Looking to commute? Stevenage mainline station offers quick links to London's Kings Cross / St Pancras.

FLOOR PLAN







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01438 584 400 hello@butlerresidential.co.uk butlerresidential.co.uk

